

**LUCKNOW DEVELOPMENT AUTHORITY, UTTAR PRADESH**  
**VIPIN KHAND, GOMTINAGAR, LUCKNOW**  
**PERMIT TO BUILD WITHIN THE DEVELOPMENT AUTHORITY, AREA**

**LUCKNOW**

**PRINT DATE :- 24/08/2020**

**WARD :**

**PERMIT NO :** MAP 20191210153800810

**FILE No :** 123/A.A/M.CELL/2019

**SCHEME :**

**PROPERTY NO:** Plot Local Shopping, Mutakkipur  
Alinagar Diguriya, IIM Road, Regalia, LKO.

**SITE OF** COMMERCIAL

**NAME :** M/S ELDECO HOUSING & INDUSTRIES LTD.

**ADDRESS :** IInd Floor Corporate chamber-I, Vibhuti Khand, Gomti Nagar, Lko.

Sanction vide order dated 24/07/2020 of prescribed Authority permission to build granted as per sanctioned building plan enclosed Subject the conditions mentioned on it and if noted below.

**Date of Validity :** 23/07/2025 or Restriction If Required :

  
Signature of Competent Authority (BHAWAN)

Under the U.P.

**: प्रतिबंध :**

1. निर्माण पूर्ण करने के पश्चात प्राधिकरण से सम्पूर्णता प्रमाण पत्र प्राप्त करना होगा तत्पश्चात ही भवन के उपयोग आदि की अनुमति हेतु कार्यवाही की जायेगी।
  2. रेनवाटर हार्वेस्टिंग प्रणाली की व्यवस्था शासनादेश के अनुसार करना होगा।
  3. अग्निशमन विभाग से प्राप्त अनापत्ति प्रमाण पत्र में उल्लिखित शर्तों का अनुपालन सुनिश्चित करना होगा।
  4. भवन उपविधि के अनुसार लैण्ड स्केपिंग एवं आवश्यक वृक्ष लगाने होंगे।
  5. भूखण्ड प्राधिकरण के पक्ष में बंधक है, मानचित्र स्वीकृति केवल निर्माण हेतु दी जा रही है, सम्पत्ति क्रय-विक्रय भूखण्ड बंधक से अवमुक्त होने के उपरान्त ही की जायेगी।
  6. भूस्वामित्व, चौहद्दी तथा भूमि वाद-विवाद के सम्बंध में प्राधिकरण का उत्तरदायित्व नहीं होगा।
  7. नेशनल विल्डिंग कोड के प्राविधानों के अन्तर्गत ढांचागत सुरक्षा व्यवस्था का पालन करना अनिवार्य है एवं भूकम्परोधी प्रमाण पत्र, ड्राइंग एवं डिजाइन मानचित्र निर्गत से पूर्व प्रस्तुत करना होगा।
  8. यदि भविष्य में कोई देनदारी निकलती है, तो मांगे जाने पर अविलम्ब प्राधिकरण खाते में जमा करना होगा।
  9. यह स्वीकृति मात्र व्यवसायिक निर्माण हेतु मान्य है, अन्यथा निर्माण/उपयोग करने पर प्रदान की गयी स्वीकृति स्वतः समाप्त मानी जाएगी।
  10. स्थल पर पक्ष को इस आशय का एक सूचना पट्ट लगायाना अनिवार्य होगा, जिस पर स्वीकृत सम्बन्धी विवरण अंकित हों।
  11. निर्माण अवधि में नेशनल सेपटी काउंसिल एवं लेबर एक्ट के प्राविधानों का पालन करना होगा।
  12. स्मॉग की समस्या के दृष्टिगत निर्माण स्थल के चारों तरफ ग्रीन जाली लगायी जाये व निर्माण सामग्रियों के पास या तो जल छिड़काव की व्यवस्था की जाये या उन्हें त्रिपाल आदि से ढक कर रखा जाये।
  13. भू-स्वामी यह सुनिश्चित करेगा कि स्थल पर किसी प्रकार के गड्ढे न हों तथा उसमें जल भराव न हो, यदि ऐसा पाया जाता है, तो उसका भवन मानचित्र निरस्त कर दिया जायेगा।
  14. यदि भूखण्ड के सम्बन्ध में आवेदक द्वारा किसी भी प्रकार का तथ्य छिपाने का प्रमाण पाया जाता है, तो उ०प्र० नगर नियोजन एवं विकास अधिनियम-1973 की धारा-15(9) के अन्तर्गत मानचित्र निरस्तीकरण की कार्यवाही की जायेगी। उपरोक्त शर्तों का उल्लंघन करने पर उ०प्र० नगर योजना एवं विकास अधिनियम-1973 की सुसंगत धाराओं के अन्तर्गत कार्यवाही की जायेगी।
- 15- बन्धक भूखण्ड पर मानचित्र स्वीकृति देने पर भी पूर्व के बन्धक अक्ष भंगवत रहेगा।

Speed Post/Online

F. No. 21-159/2017-IA-III  
Government of India  
Ministry of Environment, Forest and Climate Change  
(IA.III Section)

Indira Paryavaran Bhawan,  
Jor Bagh Road, New Delhi - 3

Date: 14<sup>th</sup> August, 2017

To,

M/s Eldeco City Pvt. Ltd,  
2<sup>nd</sup> Floor, Corporate Chamber-1,  
Opp. Mandi Parishad, Vibhuti Khand,  
Gomti Nager, Lucknow,  
Uttar Pradesh-226010  
Email: [amitenv81@gmail.com](mailto:amitenv81@gmail.com)

**Subject: Residential cum Plotted Development "Eldeco Regalia" at IIM Road, Lucknow by M/s Eldeco City Pvt. Ltd - Environmental Clearance - reg.**

Sir,

This has reference to your online proposal No. IA/UP/MIS/63968/2017 dated 6<sup>th</sup> May, 2017 submitted to this Ministry for grant of Environmental Clearance (EC) in terms of the provisions of the Environment Impact Assessment (EIA) Notification, 2006 under the Environment (Protection) Act, 1986.

2. The proposal for grant of environmental clearance to the project 'Residential cum Plotted Development "Eldeco Regalia" at IIM Road, Lucknow by M/s Eldeco City Pvt. Ltd' was considered by the Expert Appraisal Committee (Infra-2) in its meeting held on 27<sup>th</sup> to 29<sup>th</sup> June, 2017. The details of the project, as per the documents submitted by the project proponent, and also as informed during the above meeting, are under:-

- (i) The proposal is for development of a Residential cum Plotted Development "Eldeco Regalia" at IIM Road, Lucknow. The project is located at 26°55'42.29"N Latitude and 80°54'47.58"E longitude.
- (ii) Project is new and the total (net) project/plot area and proposed built-up area of the project are 132897.50 sqm and 59223.325 sqm respectively. The project will comprise of Villas and Plots. Total villas of 270 nos. and plots of 148 nos. shall be developed. Maximum height of the highest villa will be 6.78 m. The details are as follows:
- (iii) Proposed project include construction of Villas and Plots with community facilities. Adequate parking 506 ECS and 42 two wheeler is proposed on surface for visitors as well as residents. Community facilities include club house, parks, and gardens. A total of 19947.91m<sup>2</sup> is to be developed as landscape area.
- (iv) The project envisages construction of villas of 270 nos. and plots of 148 nos including School + community hall + Commercial.
- (v) Total population of the proposed project will be 4600 which include the population of residents, community and visitors.

- (vi) During construction phase, total water requirement is expected to be 20 KLD which will be met by private tankers supply. During the construction phase, soak pits and septic tanks will be provided for disposal of waste water. Temporary sanitary toilets will be provided during peak labor force. During operational phase, total water demand of the project is expected to be 526 KLD and the same will be met by the 207 KLD Recycled Water.
- (vii) Waste water generated (362 KLD) will be treated in STP of total 520 KLD capacity. 207 KLD of treated wastewater will be recycled (107 KLD for flushing, 100 KLD for gardening). About 119 KLD will be used/disposed in road side irrigation/ into municipal drain.
- (viii) About 2.127 TPD solid wastes will be generated in the project. The biodegradable waste (0.978 TPD) will be processed in OWC and the non-biodegradable waste generated (1.149 TPD) will be handed over to authorized local vendor.
- (ix) Total electrical load requirement during operation phase will be 2629.77 KW and met from Lucknow Electricity Supply Administration (LESA).
- (x) In case of power failure, DG sets of total capacity of 320 KVA for the proposed project will be provided as power back-up.
- (xi) Rooftop rainwater of buildings will be collected in 11 RWH tanks of total 238.2 KLD capacity for harvesting after filtration.
- (xii) Parking facility for 506 ECS and 42 two wheeler parking is proposed to be provided (according to MoEFCC and local norms).
- (xiii) Project site is not located within 10 km of Eco Sensitive areas
- (xiv) Area earmarked for greenbelt is 19947.91 m<sup>2</sup> (15.01 % of Plot Area)
- (xv) There is no court case pending against the project.
- (xvi) Cost of the project is Rs. 52.40 Crores.
- (xvii) Employment potential; During construction phase 50 nos and about 30 personnel as staff will be employed.
- (xviii) The Benefit of the Project:
  - It will increase Infrastructure of the area & will provide housing facility, educational facility, commercial area and open space with all other basic amenities to various classes of people.
  - It will provide healthy, green & safe premises for living. People have more open and green spaces, bringing them closer to nature.
  - The benefits relate to the direct employment associated during the construction of the infrastructure as well as during operation of the project to run school etc.

3. The EAC, in its meeting held on 27<sup>th</sup> to 29<sup>th</sup> June, 2017, after detailed deliberations on the proposal, has recommended for grant of Environmental Clearance to the project. As per recommendations of the EAC, the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance to the project 'Residential cum Plotted Development "Eldeco Regalia" at IIM Road, Lucknow by M/s Eldeco City Pvt. Ltd,' under the provisions of the EIA Notification, 2006 and amendments/circulars issued thereon, and subject to the specific and general conditions as under:-

V...A

**I. Construction Phase**

- (i) The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- (ii) The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- (iii) Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution. Wet jet shall be provided for grinding and stone cutting. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- (iv) All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules, 2016. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
- (v) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- (vi) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC. Outdoor and common area lighting shall be LED. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
- (vii) Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
- (viii) Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.

- (ix) Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- (x) Sewage shall be treated in the STP based on MBBR Technology (with tertiary treatment i.e. Ultra Filtration). The treated effluent from STP shall be recycled/re-used for flushing, horticulture & DG cooling. Excess treated effluent shall be discharged in to Municipal sewer line as per CPCB norms.
- (xi) The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. As proposed, 1.1 nos. of rain water recharge pits shall be provided for harvesting after filtration as per CGWB guidelines.
- (xii) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials. Wet garbage shall be composted in Organic Waste Converter (OWC). As proposed, 242 m<sup>2</sup> of space shall be provided for solid waste management within the premises which will include area for segregation, composting. The inert waste from group housing project will be sent to dumping site.
- (xiii) Solar based electric power shall be provided to each unit for at least two bulbs/light and one fan. As proposed, central lighting and street lighting shall also be based on solar power.
- (xiv) A First Aid Room shall be provided in the project both during construction and operations of the project.
- (xv) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
- (xvi) Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (xvii) The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- (xviii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xix) As proposed, no ground water shall be used during construction/ operation phase of the project.
- (xx) Approval of the CGWA require before any dewatering for basements.
- (xxi) The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.
- (xxii) Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.

- (xxiv) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
- (xxv) An assessment of the cumulative impact of all activities being carried out or proposed to be carried out by the project, shall be made for traffic densities and parking capabilities in a 05 kms. radius from the site. A detailed traffic management and a traffic decongestion plan drawn up through an organization of repute and specializing in Transport Planning shall be implemented to the satisfaction of the State Urban Development and Transport Departments shall also include the consent of all the concerned implementing agencies.
- (xxvi) Ambient noise levels shall conform to residential standards both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
- (xxvii) Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27<sup>th</sup> August, 2003 and 25<sup>th</sup> January, 2016. Ready mixed concrete must be used in building construction.
- (xxviii) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
  - Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
  - Traffic calming measures
  - Proper design of entry and exit points.
  - Parking norms as per local regulation

## II. Operational Phase

- (i) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- (ii) For indoor air quality the ventilation provisions as per National Building Code of India.
- (iii) Fresh water requirement shall not exceed 319 m<sup>3</sup>/day.
- (iv) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

- (v) The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- (vi) No sewage or untreated effluent water would be discharged through storm water drains.
- (vii) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.
- (viii) The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- (ix) Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heaters shall be used to meet hot water demand, as far as possible.
- (x) Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning. Used CFLs, TFL and LED shall be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination.
- (xi) A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species. Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done and maintained. The Green belt should be kept separate (distinct) from green areas as proposed.
- (xii) An environmental management plan (EMP) shall be prepared and implemented to ensure compliance with the environmental conditions specified above. A dedicated Environment Monitoring Cell with defined functions and responsibility shall be put in place to implement the EMP. The environmental cell shall ensure that the environment infrastructure like Sewage Treatment Plant, Landscaping, Rain Water Harvesting, Energy efficiency and conservation, water efficiency and conservation, solid waste management, renewable energy etc. are kept operational and meet the required standards. The environmental cell shall also keep the record of environment monitoring and those related to the environment infrastructure. The company will draw up and implement a Corporate Social Responsibility plan as per the Company's Act of 2013.

#### PART B - GENERAL CONDITIONS

- .. (i) —A copy of the environmental clearance letter shall also be displayed on the website of the concerned State Pollution Control Board. The EC letter shall also be displayed at the Regional Office, District Industries centre and Collector's Office/ Tehsildar's office for 30 days.
- (ii) -----The funds earmarked for environmental protection measures shall be kept in



expenditure shall be reported to this Ministry and its concerned Regional Office.


- (iii) Officials from the Regional Office of MoEF&CC, Lucknow who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents/data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF&CC shall be forwarded to the APCCF, Regional Office of MoEF&CC, Lucknow.
- (iv) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
- (v) The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
- (vi) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, the Forest Conservation Act, 1980 and the Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponents from the respective competent authorities.
- (vii) These stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and the EIA Notification, 2006.
- (viii) The project proponent shall advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available with the State Pollution Control Board and may also be seen on the website of the Ministry of Environment, Forest and Climate Change at <http://www.envfor.nic.in>. The advertisement shall be made within Seven days from the date of receipt of the Clearance letter and a copy of the same shall be forwarded to the Regional Office of this Ministry at Lucknow.
- (ix) Any appeal against this clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
- (x) A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parishad/Municipal Corporation, Urban Local Body and the Local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the company by the proponent.
- (xi) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

- (xii) The environmental statement for each financial year ending 31<sup>st</sup> March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF&CC by e-mail.
4. This issues with the approval of the Competent Authority.

  
(Kushal Vashist)  
Director

Copy to:

- 1) The Secretary, Department of Environment, Government of Uttar Pradesh, Lucknow.
- 2) The Addl. Principal Chief Conservator of Forests (C), Ministry of Environment, Forests and Climate Change, Kendriya Bhavan, 5<sup>th</sup> Floor, Sector-H, Aliganj, Lucknow-226024.
- 3) The Chairman, Central Pollution Control Board Parivesh Bhavan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi - 110 032.
- 4) Member Secretary, Uttar Pradesh Pollution Control Board, Building. No. TC-12V, Vibhuti Khand, Gomti Nagar, Lucknow-226 010.
- 5) Monitoring Cell, MoEF&CC, Indira Paryavaran Bhavan, New Delhi.
- 6) Guard File/ Record File/ Notice Board.
- 7) MoEF&CC Website.

  
(Kushal Vashist)  
Director

## प्रारूप-घ (संलग्नक-3) औपबन्धिक (प्रोविजनल) अनापत्ति प्रमाणपत्र

यूआईडी संख्या: UPFS/2020/19447/LCK/LUCKNOW/1256/CFO

दिनांक: 09-06-2020

प्रमाणित किया जाता है कि मैसर्स Eldeco Housing and Industries (भवन/प्रतिष्ठान का नाम) पता LOCAL SHOPPING - REGALIA,,I.I.M ROAD, GRAM- MUTTAKIPUR & ALLUNAGAR DIGURIA, Lucknow तहसील - Bakshi Ka Talab प्लॉट एरिया 1830.33 sq.mt (वर्गमीटर), कुल कवर्ड एरिया 1637.63 (वर्गमीटर), प्लॉट की संख्या 1 जिसमें

ब्लॉक/टावर	प्रत्येक ब्लॉक में तलों की संख्या	वेसमेन्ट की संख्या	ऊँचाई
Local Shopping	3	0	09.575 mt.

है। भवन का अधिभोग मैसर्स Eldeco Housing and Industries द्वारा किया जायेगा। इनके द्वारा भवन में अग्नि निवारण एवं अग्नि सुरक्षा व्यवस्थाओं का प्राविधान एन0बी0सी0 एवं तत्संबंधी भारतीय मानक व्यूरो के आई0एस0 के अनुसार किया गया है। इस भवन को औपबन्धिक अनापत्ति प्रमाणपत्र, एन0बी0सी0 की अधिभोग श्रेणी 'Mercantile' के अन्तर्गत इस शर्त के साथ निर्गत किया जा रहा है कि प्रस्तावित भवन में अधिभोग श्रेणी के अनुसार सभी अग्निशमन व्यवस्थाओं के मानकों का अनुपालन पूर्ण रूप से किया जायेगा तथा भवन के निर्माण के पश्चात् भवन के अधिभोग से पूर्व अग्नि सुरक्षा प्रमाण पत्र प्राप्त किया जायेगा। ऐसा न करने पर निर्गत प्रोविजनल अनापत्ति प्रमाणपत्र स्वतः ही निरस्त मान लिया जायेगा, जिसके लिए मैसर्स Eldeco Housing and Industries अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होगें।

"यह प्रमाण-पत्र आपके द्वारा प्रस्तुत अभिलेखों, गृहनामा के आधार पर निर्गत किया जा रहा है। इसके अंतर्गत पाए जाने पर निर्गत प्रमाण-पत्र मान्य नहीं होगा।"

हस्ताक्षर (निर्गमन अधिकारी)

(मुख्य अग्निशमन अधिकारी)



Digitally Signed By  
(VIJAY KUMAR SINGH)

[FBB963F5E0AA390D836964018977F9A547AF8F2B]

10-06-2020

निर्गत किये जाने का दिनांक : 10-06-2020

स्थान : LUCKNOW



# उत्तर प्रदेश प्रदूषण नियंत्रण बोर्ड,

पर्यावरण भवन, टी0सी0-12 वी, विभूति खण्ड,  
गोमती नगर, लखनऊ

संदर्भ संख्या:

H10634

/सी-5/एन0ओ0सी0-889/लखनऊ/2017/12 दिनांक: 14-10-17

सेवा में,

मेसर्स एलडिको रेगालिया,  
आई.आई.एम. रोड, ग्राम-मुत्तककीपुर अल्लूनगर, डिगुरिया,  
लखनऊ।

वैधता अवधि 05 वर्ष

विषय: पर्यावरणीय प्रदूषण की दृष्टि से जल (प्रदूषण निवारण तथा नियंत्रण) अधिनियम, 1974 यथासंशोधित की धारा-25/26 एवं वायु (प्रदूषण निवारण तथा नियंत्रण), 1981 यथासंशोधित की धारा-21/22 के प्राविधानों के अन्तर्गत स्थापनार्थ सहमति।

महोदय,

1. कृपया उपरोक्त विषयक अपने आवेदन पत्र दिनांक-29.3.2017 तथा पत्र दिनांक 23.8.2017 का संदर्भ लें। आपके आवेदन पत्र एवं समस्त प्रपत्रों तथा क्षेत्रीय अधिकारी, लखनऊ की आख्या दिनांक 04.09.2017 तथा 11.10.2017 पर सम्यक चेचारापरांत सक्षम अधिकारी की अनुमति से पर्यावरण प्रदूषण के दृष्टिकोण से निम्नलिखित शर्तों के साथ सशर्त स्थापनार्थ सहमति (अनापत्ति प्रमाण पत्र) जारी की जाती है।

(क) स्थल- आई.आई.एम. रोड, ग्राम-मुत्तककीपुर अल्लूनगर, डिगुरिया, जिला-लखनऊ।

(ख) उत्पादन- हाउसिंग एवं प्लानिंग प्रोजेक्ट (270 विलॉस एवं 148 प्लॉट) स्कूल व कम्युनिटी सेन्टर।

कुल प्लॉट एरिया-132897.5 वर्ग मीटर पर प्रस्तावित बिल्डअप एरिया 59223.325 वर्ग मीटर।

(ग) मुख्य कच्चा माल: बिल्डिंग मैटेरियल।

(घ) सीवेज उत्प्रेषण की मात्रा: 362 किली/दिन। जनित सीवेज का 520 कि०ली०/दिन क्षमता के एस.टी.पी. में शुद्धिकरण किया जायेगा। 270 के.एल.डी. शुद्धिकृत उत्प्रेषण को पुनः उपयोग किया जायेगा।

(ङ) प्रयुक्त ईंधन: 320 के०वी०ए० के जेनरेटर सेट हेतु डीजल आवश्यकतानुसार।

एन विषय वस्तु में किसी भी प्रकार से परिवर्तन करने पर पुनः अनापत्ति प्रमाण-पत्र प्राप्त करना आवश्यक होगा।

परियोजना में सभी आवश्यक यंत्र, संयंत्र, हरित पट्टिका, उत्प्रेषण शुद्धिकरण संयंत्र तथा वायु प्रदूषण नियंत्रण व्यवस्था की स्थापना में की गयी प्रगति रिपोर्ट इस कार्यालय में प्रत्येक माह की दसवीं तारीख तक निरंतर प्रेषित करें।

362 के.एल.डी. जनित उत्प्रेषण को 520 के.एल.डी. क्षमता के एस.टी.पी. में शुद्धिकृत किया जायेगा।

207 के.एल.डी. शुद्धिकृत वेस्ट वाटर को परिसर में रिसाइकिल किया जायेगा। लगभग अवशेष 119 के.एल.डी. का उपयोग रोड साइड इरिगेशन/म्यूनीसिपल ड्रेन में निस्तारित किया जायेगा।

परियोजना के आपरेशनल स्टेज में फ्रेश वाटर 319 के.एल.डी. से अधिक का उपयोग नहीं किया जायेगा।

विकासकर्ता द्वारा परीक्षण उत्पादन तब तक प्रारम्भ नहीं किया जायेगा जब तक कि वह बोर्ड से जल एवं वायु अधिनियमों के अन्तर्गत सहमति प्राप्त न कर लें। जल एवं वायु सहमति प्राप्त करने हेतु इकाई ने उत्पादन प्रारम्भ करने की तिथि से कम से कम 4 माह पहले निर्धारित सहमति आवेदन पत्रों को उत्पादन पूर्व प्रथम आवेदन का उल्लेख करते हुए इस कार्यालय में अवश्य ही जमा कर दिया जाये। यदि उद्योग उपरोक्त का अनुपालन नहीं करता है तो उक्त अधिनियमों के वैधानिक प्राविधानों के अन्तर्गत उद्योग के विरुद्ध बिना किसी पूर्व सूचना के विधिक कार्यवाही की जा सकती है।



## नगर निगम लखनऊ

प्रेषक, मुख्य वास्तुविद् नगर निगम, लखनऊ। संख्या.... 132/मु0वा/16 दिनांक... 2-3-16	सेवा में, अधिशाली अभियन्ता लखनऊ विकास प्राधिकरण विपिन खण्ड, गोमती नगर लखनऊ।
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विषय: खसरा संख्या— 700, 701, 728, 693, 694, 709, 731, 710, 732, 98, 99ख, 97, 108ख, 99क, 109, 110, 100, 568, 706, 712, 687, 688, 699, 714, 686, 708, 704, 707, 697, 580, 92, 93, 95ख, 94, 95क, 96, 101, 104, 105, 106, 107, 703, 698, ग्राम मुतक्कीपुर एवं अल्लू-नगर डिगुरिया आई0आई0एम0 रोड लखनऊ पर प्रस्तुत तलपट मानचित्र पर अनापत्ति के सम्बन्ध में।

महोदय,

कृपया मेसर्स एल्लिको सिटी प्रा0लि0 द्वारा खसरा संख्या— 700, 701, 728, 693, 694, 709, 731, 710, 732, 98, 99ख, 97, 108ख, 99क, 109, 110, 100, 568, 706, 712, 687, 688, 699, 714, 686, 708, 704, 707, 697, 580, 92, 93, 95ख, 94, 95क, 96, 101, 104, 105, 106, 107, 703, 698, ग्राम मुतक्कीपुर एवं अल्लू-नगर डिगुरिया आई0आई0एम0 रोड लखनऊ पर प्रस्तावित निर्माण हेतु तलपट मानचित्र अनापत्ति हेतु प्रस्तुत किया गया है।

उपरोक्त के सम्बन्ध में अवगत कराना है कि ग्राम मुतक्कीपुर एवं अल्लू-नगर डिगुरिया नगर निगम सीमा के बाहर स्थित है अतएवं इसका सम्बन्ध नगर निगम से नहीं है।

मुख्य वास्तुविद्  
नगर निगम लखनऊ।

प्रतिलिपि—

1- मेसर्स एल्लिको सिटी प्रा0लि0 ग्राम मुतक्कीपुर एवं अल्लू-नगर डिगुरिया आई0आई0एम0 रोड लखनऊ को सूचनार्थ प्रेषित।

2-3/16  
मुख्य वास्तुविद्  
नगर निगम लखनऊ।



जल कल विभाग, नगर निगम  
ऐशबाग, लखनऊ-226004

प्रेषक:

अधिशायी अभियन्ता (मु०)  
जलकल विभाग, नगर निगम,  
लखनऊ।

सेवा में,

सहायक अभियन्ता, मानचित्र सेल  
लखनऊ विकास प्राधिकरण,  
विपिन खण्ड, गोमती नगर,  
लखनऊ।

संख्या: 1265/EE(H&S)/LJS/016

दिनांक:

10/2/2016

विषय:

अनापत्ति प्रमाण-पत्र जारी करने के सम्बन्ध में।

महोदय,

कृपया अपने कार्यालय के पत्र संख्या 119/AA मानचित्र सेल, दिनांक 22.07.2015 द्वारा प्रेषित प्रस्तावित मानचित्र का सन्दर्भ ग्रहण करने का कष्ट करें जोकि मेसर्स एल्टिको सिटी प्रा० लि० खसरा संख्या 700, 701, 728, 693, 694, 709, 731, 710, 732, 98, 99ख, 97, 108ख, 99क, 109, 110, 100, 568, 706, 712, 687, 688, 699, 714, 686, 708, 704, 707, 697, 580, 92, 93, 95ख, 94, 95क, 96, 101, 104, 105, 106, 107, 703, 689 ग्राम मुतक्कीपुर एवं अल्लू नगर डिगुरिया, आई.आई.एम. रोड, लखनऊ पर ले-आउट प्लान की अनापत्ति के सम्बन्ध में है।

उपरोक्त क्षेत्र जलकल विभाग की पाइप लाइन एवं सीवर लाइन की सीमा क्षेत्र से बाहर है। इनके द्वारा पाइप लाइन व सीवर लाइन की व्यवस्था स्वतः की जायेगी। इस सम्बन्ध में जलकल विभाग को कोई आपत्ति नहीं है। अतः मेसर्स एल्टिको सिटी प्रा० लि० खसरा संख्या 700, 701, 728, 693, 694, 709, 731, 710, 732, 98, 99ख, 97, 108ख, 99क, 109, 110, 100, 568, 706, 712, 687, 688, 699, 714, 686, 708, 704, 707, 697, 580, 92, 93, 95ख, 94, 95क, 96, 101, 104, 105, 106, 107, 703, 689 ग्राम मुतक्कीपुर एवं अल्लू नगर डिगुरिया, आई.आई.एम. रोड, लखनऊ पर जलकल विभाग लखनऊ द्वारा अनापत्ति प्रमाण पत्र जारी किया जाता है।

भवदीय,

अधिशायी अभियन्ता (मु०)  
जलकल विभाग,  
नगर निगम, लखनऊ

प०स०:

दि०:

प्रतिलिपि: मेसर्स एल्टिको सिटी प्रा० लि० खसरा संख्या 700, 701, 728, 693, 694, 709, 731, 710, 732, 98, 99ख, 97, 108ख, 99क, 109, 110, 100, 568, 706, 712, 687, 688, 699, 714, 686, 708, 704, 707, 697, 580, 92, 93, 95ख, 94, 95क, 96, 101, 104, 105, 106, 107, 703, 689 ग्राम मुतक्कीपुर एवं अल्लू नगर डिगुरिया, आई.आई.एम. रोड, लखनऊ।

अधिशायी अभियन्ता (मु०)  
जलकल विभाग,



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कार्यालय  
अधिशाली अभियन्ता  
विद्युत वितरण खण्ड, बख्शी का तालाब (लेसा)  
जीपीआरए उपकेन्द्र, जानकीपुरम्  
लखनऊ

पत्रांक 435 विविध/बीकेटी/लेसा/करी0

दिनांक 06/2/16

विषय:- खसरा सं0 700, 701, 728, 693, 694, 709, 731, 710, 732, 98, 99ख, 97, 108ख, 99क, 109, 110, 100, 568, 706, 712, 687, 688, 699, 714, 686, 708, 704, 707, 697, 580, 92, 93, 95ख, 94, 95क, 96, 101, 104, 105, 106, 107, 703, 689 ग्राम मुतक्कीपुर एवं अल्लूनगर डिगुरिया आईआईएम रोड लखनऊ पर प्रस्तुत तलपट मानचित्र पर एन0ओ0सी0 प्रदान करने के सम्बन्ध में।

अधिशाली अभियन्ता मानचित्र सेल,  
लखनऊ विकास प्राधिकरण,  
विपिन खण्ड, गोमतीनगर,  
लखनऊ ।

कृपया उपरोक्त विषयक अपने पत्रांक 115/एई/मा0सेल/16 दिनांक 18.1.16 का संदर्भ ग्रहण करें जिसके द्वारा मेसर्स एल्लिको सिटी प्रा0 लि0 द्वारा उपरोक्त विषयक खसरा संख्या ग्राम मुतक्कीपुर एवं अल्लूनगर डिगुरिया आईआईएम रोड लखनऊ पर प्रस्तुत तलपट मानचित्र प्रेषित कर अनापत्ति प्रमाण पत्र हेतु अनुरोध किया है।

इस सम्बन्ध में अवगत कराना है कि सम्बन्धित उपखण्ड अधिकारी से प्राप्त रिपोर्ट के अनुसार परिसर के एक किनारे से 33केवी डालीगंज लाईन गुजर रही है, अतः सुरक्षा मानको के अनुरूप उचित भूमि छोड़ने अथवा लाईन के विस्थापन हेतु आवश्यक धनराशि विभाग में जमा कर लाईन को विस्थापित किये जाने के प्रतिबन्धाधीन अनापत्ति प्रमाणपत्र प्रदान की जाती है।

(राम प्रकाश)  
अधिशाली अभियन्ता

प्रेषक,

तहसीलदार-अर्जन  
लखनऊ विकास प्राधिकरण,  
लखनऊ।

सेवा में,

सहायक अभियन्ता (मानचित्र सेल)  
लखनऊ विकास प्राधिकरण  
लखनऊ।

पत्रांक: 234/ए.सी./तह./2016

दिनांक: 19/03/2016

विषय: भूमि खसरा संख्या-568, 706, 712, 687, 688, 699, 714, 686, 708, 704, 707, 697, 580, 698, 700, 701, 703, 728, 709, 694, 693, 731, 710, 732, 733, ग्राम मुतक्कीपुर रकबा 7.5428हे. एवं खसरा संख्या-99क, 99ख, 98, 97, 108ख, 110, 109, 92, 94, 95क, 96, 101, 107, 105, 106, 100, 104, 93, 95ख, अल्लूनगर डिगुरिया रकबा-5.66575 हे. कुल 13.20855हे. आई0आई0एम0 रोड लखनऊ पर प्रस्तुत तलपट मानचित्र पर अनापत्ति/आपत्ति के सम्बन्ध में।

महोदय

कृपया उपरोक्त विषयक अपने पत्र संख्या-115/ए.ए./मा.सेल/2016 दिनांक 18.01.2016 का संदर्भ ग्रहण करने का कष्ट करें, जिसके माध्यम से भूमि खसरा संख्या-568, 706, 712, 687, 688, 699, 714, 686, 708, 704, 707, 697, 580, 698, 700, 701, 703, 728, 709, 694, 693, 731, 710, 732, 733, ग्राम मुतक्कीपुर रकबा 7.5428हे. एवं खसरा संख्या-99क, 99ख, 98, 97, 108ख, 110, 109, 92, 94, 95क, 96, 101, 107, 105, 106, 100, 104, 93, 95ख, अल्लूनगर डिगुरिया रकबा-5.66575 हे. कुल 13.20855हे. आई0आई0एम0 रोड लखनऊ पर प्रस्तुत तलपट मानचित्र पर अनापत्ति/आपत्ति के सम्बन्ध में अवगत कराये जाने की अपेक्षा की गयी थी।

इस सम्बन्ध में अवगत कराना है कि खसरा संख्या-568, 706, 712, 687, 688, 699, 714, 686, 708, 704, 707, 697, 580, 698, 700, 701, 703, 728, 709, 694, 693, 731, 710, 732, 733, ग्राम मुतक्कीपुर रकबा-7.5428हे. एवं खसरा संख्या-99क, 99ख, 98, 97, 108ख, 110, 109, 92, 94, 95क, 96, 101, 107, 105, 106, 100, 104, 93, 95ख, रकबा-5.66575 हे. अल्लूनगर डिगुरिया अर्थात् कुल कुल 13.20855हे. प्राधिकरण द्वारा अर्जित नहीं किया गया है।

अवगत होना चाहें।

भवदीय

तहसीलदार-अर्जन